APPENDIX.

[Vide Item IV (4) on 320.]

L. A. Bill No. 5 of 1962.

(As passed by the Assembly.)

A Bill to amend the Madras Buildings (Lease and Rent Control) Act, 1960.

WHEREAS it is expedient to amend the Madras Buildings (Lease and Rent Control) Act, 1960 (Madras Act 18 of 1960), for the purpose hereinafter appearing;

BE it enacted in the Thirteenth Year of the Republic of India as follows:—

1. *Short title.*—This Act may be called the Madras Buildings (Lease and Rent Control) Amendment Act, 1962.

2. *Substitution of new section for section* 30 *in Madras Act* 18 *of* 1960.—For section 30 of the Madras Buildings (Lease and Rent Control) Act, 1960 (Madras Act 18 of 1960) (hereinafter referred to as the principal Act), the following section shall be substituted, namely:—

"30. *Exemption in the case of certain Buildings.*—Nothing contained in this Act shall apply to—

(i) any building the construction of which was after the date of the commencement of this Act, completed and notified to the local authority concerned; or

(ii) any residential building or part thereof occupied by any one tenant if the monthly rent paid by him in respect of that building or part exceeds two hundred and fifty rupees; or

(iii) any non-residential building or part thereof occupied by any one tenant if the monthly rent paid by him in respect of that building or part exceeds four hundred rupees.

Explanation.—For the purposes of clauses (ii) and (iii) "tenants" shall include—

(*a*) a person to whom the tenant has transferred his rights under the lease with the written consent of the landlord; and

(*b*) a sub-tenant in any case where the building or part thereof has been sub-let with the written consent of the landlord or where the lease confers a right to sub-let.

3. *Certain pending proceedings to abate.*—Every proceeding in respect of any building pending before any Court or other authority or officer on the date of the publication of this Act in the *Fort St. George Gazette* and instituted on the ground that such building was exempt from the provisions of the principal Act by virtue of clause (ii) or (iii) as the case may be, of section 30 of the principal Act shall, if the building or part thereof is not exempt under clause (ii) or (iii) aforesaid as amended by this Act, abate in so far as

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the proceeding relates to such building or part. All rights and privileges which may have accrued before such date to any landlord in respect of any building by virtue of clause (ii) or (iii) of section 30 of the principal Act, shall, in so far as they relate to a building or part thereof which is not exempt under clause (ii) or (iii) aforesaid as amended by this Act, cease and determine and shall not be be enforceable :

Provided that nothing contained in this section shall be deemed to invalidate any suit or proceeding in which the decree or order passed has been executed or satisfied in full before the date mention in this section.

TAMILNADU LEGISLATIVE ASSEMBLY
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STATE LEGISLATURE, MADRAS